

# MEETING SUMMARY

## Eisenhower West Small Area Plan Steering Committee Meeting #11

Monday, April 27, 2015 | 7:00 – 9:00 pm

Cameron Station Clubhouse | 200 Cameron Station Boulevard

### 1 Steering Committee Members Present

- Mindy Lyle, Steering Committee Chair, Planning Commission
- Judy Coleman, Steering Committee Vice Chair, Park and Recreation Commission
- Maria Wasowski, Transportation Commission
- Michael Adams, Community Representative
- Jim Durham, Community Representative
- Arthur Impastato, Community Representative
- Agn s Artemel, Business Representative
- Mary Catherine Gibbs, Business Representative
- Ken Wire, Landowner Group Representative

### 2 City and Project Staff Present

- Susan Eddy, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Sandra Marks, Deputy Director, Transportation & Environmental Services
- Steve Sindiong, Principal Planner, Transportation & Environmental Services
- Jim Spengler, Department of Recreation, Parks, and Cultural Activities
- Laura Durham, Department of Recreation, Parks, and Cultural Activities
- Dana Wedeles, Department of Recreation, Parks, and Cultural Activities

### 3 Welcome and Updates

- Ms. Lyle, Chair of the Steering Committee, welcomed members and made introductory remarks.
- Ms. Eddy reviewed the goals for this meeting, which included an update on the recent Norfolk Southern communication to the City, updates on feedback received in recent meetings, discussion and agreement on open space, parks and recreation within the planning area, and review of future meetings.

#### **Staff Presentation**

*Ms. Marks led discussion regarding Norfolk Southern's April 17 letter to the City, indicating that the City is committed to completing the EW SAP and will continue to model transportation alternatives. In the meantime, the City is also addressing its concerns with Norfolk Southern. Ms. Eddy followed with a presentation on open space, parks, and recreation in the plan area. Below is a summary of that discussion.*

### 4 Norfolk Southern Update

- Ms. Marks indicated that T&ES will begin a new transportation model that will not include plans for a multimodal bridge; the Steering Committee will then have two transportation models for comparison – one with the multimodal bridge and one without. T&ES will also look at other alignments for the bridge and is open to exploring additional options.

- The in-progress transportation analysis that allows for a multimodal bridge should be complete by mid-May. Staff will confirm.
- The new transportation analysis that does not include a multimodal bridge should be complete by June/July.
- Steering Committee members discussed options for approving a plan based on existing information, including:
  - Adopting a vision plan without detailed transportation analysis.
  - Adopting an interim plan that identifies incremental steps and trigger points for when new transportation analyses will be needed (i.e. in 10 years or when a certain amount of development has been achieved).
  - The City should continue to work with Fairfax County to discuss regional issues around Van Dorn traffic.
- The group reached consensus that once each transportation analysis is completed and reviewed, a more certain decision can be reached.
- The Steering Committee encouraged staff to engage them for help if needed and expressed a desire to continue the positive planning process.

## 5 Feedback Received

- The Steering Committee discussed the recent Planning Commission and City Council work sessions with regard to parks and open space.
  - The Park and Recreation Commission feedback included a preference for new parks with new residents to the area as opposed to developers contributing to a funding pool for park improvements.
  - Concerns were raised that Hensley is not being fully utilized since it is often locked. Maintenance is also an issue for that and other fields.
    - Ms. Durham noted that it is a permitted field and is only unlocked for team sports, but the park improvement plan highlights additional opportunities.
  - The group questioned how much and what type of park is appropriate for this area (linear parks vs. large areas) and asked staff to provide the acreage of existing and proposed park land in the EW SAP.

## 6 Open Space, Parks and Recreation Goals for Eisenhower West

- Ms. Eddy asked for feedback on which adopted EW SAP goals should be a focus for prioritization in terms of open space, how to balance each goal as related to expanding vs. enhancing; and whether public open space should be identified in the plan.
  - The group agreed that all adopted city-wide policies should stand in the EW SAP.
  - Existing parks along with existing and future open space ratios need to be clearly documented.
  - In terms of the EW SAP draft concept plan, the Steering Committee agreed that specific park, open space and recreation sites should not be shown, except for Backlick Run, potential linear connections, and existing parks. Plan text should be used to specify how much open space is required in the plan along with percentage of open space to be included in redevelopment sites.
  - Plan text should identify a ratio or percentage of open space required of each developer; and/or identify zones in the plan text where open space and park typologies should exist. Ratios/Percentages can be revisited periodically.
  - Multiple photos of similar parks would be useful without being prescriptive.
  - Eisenhower East used an approach that staff should consider revisiting, which included a transferring of open space to adjacent parcels.
  - It was suggested that the civic plaza currently shown on the concept plan at the Van Dorn Metro should be removed. Staff noted that it is an adopted City policy to create

civic plazas and gathering places at Metro stations and plan text can suggest that a civic plaza be included in the area.

- The City's play space policies should also be incorporated into the plan.
- Options for alternative truck routes should be explored.
- The plan should generally state that a school site be included in the area, preferably west of Van Dorn Street.
- The plan should include language supporting more recreation space, which could possibly include language addressing co-location of school and recreational space.
- The plan should have an overlay with identified zones and percentage mix of uses along with examples and images describing the quality of each zone. For example, landscaping along the Beltway could be included in the language describing the corresponding zone.
- The implementation slide should be drafted into guidelines, including the guideline that if the City is going spend capital resources on constructing a park, it should also have the funds for operation and maintenance.
- It was stated that the extension of Bush Hill Plantation along Eisenhower Avenue should not be shown as open space but could be included in the language of the plan for that zone.

## 7 Community Comments (Norfolk Southern, Open Space, Other)

- Concern was expressed that traffic patterns aren't being analyzed for north/south arterials.
- The Steering Committee should define what it wants on the concept plan map, otherwise it won't happen.
- Consider a TDR for parks program.
- Identify how the plan will allocate open space for interim uses.
- The idea of having a civic plaza so close to the metro might not be the highest and best use for that site.
- Identify a school site in a general area so land values will not react.
- Don't gloss over the Bush Hill site – it needs to be protected and is an important historic resource.
- Concern about density – without a proper road system to support increased density there will be even more gridlock
- Advocate some type of ratio for open space to create an economic balance.
- Consider Backlick Run as part of the transportation network as much as park land.

## 8 Next Steps

- Staff will provide the Steering Committee with acreage of park/open space existing in the EW area as well as proposed.
- Staff will provide recognizable examples of 30% open space and other percentages.
- T&ES will work toward finalizing the 2040 baseline transportation study including a multimodal bridge by May 19<sup>th</sup>.
- T&ES will begin working on a 2040 baseline transportation study that does not include a multimodal bridge, with an estimated completion date of June/July.
- The May 19<sup>th</sup> Steering Committee meeting could focus on the interim plan, since the transportation study will require additional time.
- Staff will continue to present draft plan principles to the Steering Committee for feedback as opposed to line-editing the plan.